

MINUTES OF THE REGULAR CITY COUNCIL MEETING
TUESDAY- -AUGUST 7, 2007- -7:30 P.M.

Mayor Johnson convened the Regular City Council Meeting at 7:43 p.m. Mayor Johnson led the Pledge of Allegiance.

ROLL CALL - Present: Councilmembers deHaan, Matarrese, Tam, and Mayor Johnson - 4.

Absent: Councilmember Gilmore - 1.

AGENDA CHANGES

None.

PROCLAMATIONS, SPECIAL ORDERS OF THE DAY AND ANNOUNCEMENTS

(07-363) Presentation by East Bay Municipal Utility District on water conservation.

Doug Linney, Ward 5 Representative, discussed East Bay Municipal Utility District's perspective on the current water shortage in California.

Vice Mayor Tam inquired whether the City could work with East Bay Municipal Utility District on a more efficient irrigation system for use at the Coast Guard facility.

Mr. Linney responded the issue would be reviewed.

Mayor Johnson stated there was a leaking fire hydrant at the former Base; a lot of water is wasted from leaking hydrants and sprinkler systems that do not function properly.

(07-364) Presentation of the Horace Carpentier Long Wharf Award for the Bridgeside Center.

Doug Siden, East Bay Regional Park District, and Sandra Thelfel, Waterfront Action Executive Director, presented the Horace Carpentier Long Wharf Award.

Mayor Johnson stated that the City is honored to receive the Award; both sides of the Estuary need to work on improving access to the Estuary; she appreciates the improvements made on the Oakland side; the Alameda Landing project will open a large section of the Estuary to the public; Chuck Foster stated that the Estuary will become the Rivera of the Bay Area.

CONSENT CALENDAR

Mayor Johnson announced that the Minutes [paragraph no. 07-365], recommendation to adopt Plans and Specifications [paragraph no. 07-368], Introduction of Ordinance Authorizing the City Manager to Execute a Lease [paragraph no. 07-370], and Final Passage of Ordinance [paragraph no. 07-372] were removed from the Consent Calendar for discussion.

Councilmember Matarrese moved approval of the remainder of the Consent Calendar.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Gilmore - 1.] [Items so enacted or adopted are indicated by an asterisk preceding the paragraph number.]

(07-365) Minutes of the Special and Regular City Council Meetings held on July 17, 2007.

Councilmember deHaan moved approval of the minutes with the following corrections to Page 17 and 18: "...Bay Ship and Yacht has completed a dry dock for a controlled environment for said activity" and "...he would like to have said matter included in the big box discussions."

Councilmember Matarrese seconded the motion, which carried by the following voice vote: Ayes: Councilmember deHaan, Councilmember Matarrese, Vice Mayor Tam, and Mayor Johnson - 4. [Absent: Councilmember Gilmore - 1.]

(*07-366) Ratified bills in the amount of \$8,621,980.23.

(*07-367) Recommendation to accept the work of Regency Centers for the repair to public drainage facilities in coordination with construction of the Bridgeside Shopping Center improvements. Accepted.

(07-368) Recommendation to adopt Plans and Specifications and authorize Call for Bids for Grand Street Bridge and Ballena Boulevard bridge repair and resurfacing, No. P.W. 11-06-24.

Councilmember deHaan stated that the Grand Street bridge has no structural impact other than the guardrail; inquired whether the guardrail would be included in the scope of work.

The Public Works Director responded in the affirmative; stated work would include preventative maintenance of exposed concrete.

Councilmember deHaan stated newspaper articles have addressed the current situation with the Minneapolis bridges; requested information on the condition of Alameda bridges and the Tube.

The Public Works Director stated Alameda bridges and the Tube are not unsafe; CalTrans completed the Webster Street and Posey Tube retrofitting in 2003; the retrofitting brought both tubes to a "no collapse" standard, which means that the tubes would not collapse in the event of an 8.0 earthquake on the Hayward Fault; service is not guaranteed; the Park Street, Fruitvale Avenue and High Street bridges are maintained by the County; retrofitting is anticipated to be completed by the end of 2009; efforts are being made to secure funding for a lifeline for the Fruitvale Avenue bridge; the Bay Farm Island bridge was retrofitted by the State in 1998; currently, the Ballena Boulevard bridge is being seismically retrofitted; a federal grant is providing 90% funding; hopefully, a State grant will provide the other 10%.

Councilmember deHaan stated that he is concerned that the bridges and the Tube might not be the City's lifeline and would not provide a connection to the mainland, Oakland and the rest of the East Bay.

Vice Mayor Tam requested clarification on: 1) the process that CalTrans uses to rate a bridge deficient, 2) the ratings of the Park Street, Fruitvale Avenue, and High Street bridges, and 3) the frequency of bridge inspections.

The Public Works Director responded the bridges are inspected every two years; stated the rating is based on several different factors; the High Street Bridge is rated 46.4 on a rating of one to a hundred.

Vice Mayor Tam inquired whether below 50 is deficient.

The Public Works Director responded below 50 is considered structurally deficient but does not mean the bridge is unsafe to travel; stated Alameda bridges score low because detour length is one of the major rating indices; decking, approach, and lane width are considered; structurally, the High Street bridge is in very good condition.

Vice Mayor Tam inquired whether the foundation is inspected, to which the Public Works Director responded in the affirmative.

Mayor Johnson inquired what is the rating for the other bridges.

The Public Works Director responded the Park Street bridge is 67.8, the Fruitvale Avenue bridge is 68.6, and the Grand Street bridge is 93.6.

Mayor Johnson inquired whether the bridges are structurally similar.

The Public Works Director responded that he would research the issue.

Mayor Johnson stated that the matter should continually be reviewed; California is making investments in infrastructure; people need to understand the consequences of neglecting infrastructure; inquired whether improvements would include making the Grand Street bridge more attractive over the water.

The Public Works Director responded the railing would be replaced; stated one bid would be for replacing the railing in kind, which would require keeping the cyclone fence; another bid would be for a higher railing, which would allow the cyclone fence to be removed.

Mayor Johnson stated that some Oakland bridges are much more attractive [than Alameda's]; railings should be safe but also attractive; the public should be able to view the waterways.

Councilmember Matarrese stated the 112th Street Dam in Oakland has the same railing height as the Grand Street bridge but does not have a cyclone fence; requested a report on bridge ratings for structural integrity and what needs to be done to ensure Alameda bridges are structurally sound.

Mayor Johnson requested that landscaping be reviewed to ensure that lagoon views are not blocked.

Councilmember deHaan moved approval of the staff recommendation.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Gilmore - 1.]

(*07-369) Resolution No. 14138, "Authorizing the City's Participation in the 211 Program and Appropriating \$25,000 for Fiscal Year 2007-2008." Adopted.

(07-370) Introduction of Ordinance Authorizing the City Manager to Execute a Lease of Vacant Properties at 2300 Alameda Avenue, 2304

Alameda Avenue, and 1224 Oak Street with Thompson Properties (Lessor) for a City Parking Lot. Introduced.

Councilmember deHaan inquired whether additional parking space access is being considered.

The Development Services Director responded the parking study would make a lot of different recommendations; stated parking is an issue of quantity and more importantly, location.

Councilmember deHaan inquired whether monthly parking would be available, to which the Development Services Director responded in the affirmative.

Councilmember deHaan inquired whether the Park Street Business Association (PSBA) would perform the coordination.

The Development Services Director responded that PSBA would coordinate and manage the parking lot.

Mayor Johnson inquired whether twelve parking spaces would be added, to which the Development Services Director responded in the affirmative.

Councilmember deHaan inquired what would be the fee per space, to which the Development Services Director responded \$80.

Councilmember deHaan inquired whether \$80 would cover costs, to which the Development Services Director responded in the affirmative.

Councilmember Matarrese inquired whether tandem parking was considered.

The Public Works Coordinator responded in the negative; stated tandem parking would not work in the lot.

Councilmember Matarrese stated tandem parking should be considered to increase the number of spaces.

Councilmember deHaan inquired whether the parking lot surface is adequate.

The Public Works Coordinator responded not at this moment.

Robb Ratto, PSBA, stated twelve people have been identified to sign a one-year contract with PSBA for a designated parking space

at \$80 per month; the lot would be surveyed; thirteen spaces would generate \$1,040 per month and would cover the monthly cost in addition to paying PSBA \$40 for administration; \$960 would be generated from twelve spaces; PSBA Board of Directors approved covering the remaining \$40 per month; the issue can reviewed after a year.

Mayor Johnson inquired whether the spaces would be available to the public in the evenings and weekends.

Mr. Ratto responded in the negative; stated most businesses are open seven days per week; Lots A and C do not guarantee a space; PSBA would pay for new signage indicating that the lot is a permitted lot.

Councilmember deHaan moved introduction of the ordinance.

Vice Mayor Tam seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Gilmore - 1.]

(*07-371) Introduction of Ordinance Amending the Community Improvement Plan for the West End Community Improvement Project to Extend Certain Plan Time Limitations by Two Years Pursuant to Senate Bill 1096. Introduced.

(07-372) Ordinance No. 2968, "Amending the Alameda Municipal Code by Amending Subsection 13-2.2(e) (Modifications, Amendments and Deletions to the California Building Code) of Section 13-2 (Alameda Building Code) of Chapter XIII (Building and Housing) to Incorporate Specific Requirements for the Installation of Fire Extinguishing Systems." Finally passed.

Steven Edrington, Rental Housing Association of Northern Alameda County, stated the Association supports the ordinance; the Oakland Municipal Code waives the sprinkler requirement if a hydrant is moved closer to the proximity of the building.

Vice Mayor Tam moved final passage of the ordinance.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Gilmore - 1.]

REGULAR AGENDA ITEMS

(07-373) Public Hearing to consider an appeal of a Planning Board approval of Planned Development Amendment PDA05-0001, Major Design Review DR05-0010, and Use Permits UP06-0003 and UP06-0013 allowing

the demolition of an existing bank building and redevelopment of the property with a twenty-four hour gas station located at 2234 Otis Drive. The property is located within a Central Business and Planned Development overlay zoning district (C-2-PD); and

(07-373A) Resolution No. 14139, "Denying the Appeal and Upholding the Planning Board's Approval of Planned Development Amendment PDA05-0001, Major Design Review DR05-0010, and Use Permits UP06-0003 and UP06-0014." Adopted.

The Supervising Planner gave a brief presentation.

Mayor Johnson opened the public portion of the hearing.

Proponents (In favor of Appeal): Debra L. Banks, Alameda (submitted handout).

Opponents (Not in favor of Appeal): Deborah Kartiganer, Cassidy, Shimko, Dawson, Kawakami; Mike Corbitt, Alameda Towne Centre.

There being no further speakers, Mayor Johnson closed the public portion of the hearing.

Mayor Johnson stated the public is concerned with the loss of the Chevron Gas Station at the former South Shore Center; the Planning Board requested that a gas station be located at the Alameda Towne Centre; previously, four different gas stations were located at the former South Shore Center.

Councilmember deHaan stated the highest retail leakage has come from the loss of gas and service stations; the proposed gas station is similar to the Nob Hill high-volume, discount gas station; the public is concerned with the Otis Street corridor; Alameda Towne Center is approximately 60% full and would be impacted further as the Town Centre grows; a mitigation requirement addressed installation of a signal at a future date; the location is not the best for the future; the intersection would become very active; the Otis Street corridor serves the shopping center and traffic through the island; he understands the community's continued concern; he is not happy with the location; the number of tankers has not been confirmed; larger tanks should be considered.

Councilmember Matarrese stated Safeway provided a range for tanker movement; inquired whether said range changed.

Todd Paradise, Safeway Real Estate Manager, Fuel Center Northern California Division, responded strategy is consistent across all

markets; stated options include street pricing and a three-cent [per gallon] discount for card holders; one delivery is expected per day; the conditions of approval limit the delivery time.

Councilmember deHaan inquired whether tank capacity could be increased.

Mr. Paradise responded the proposed site would be a blending site; stated blending would be done at the pump.

Councilmember deHaan inquired whether it would be fair to say that the proposed site would be a high-volume discount station, to which Mr. Paradise responded in the negative.

Councilmember deHaan inquired whether the proposed station would be similar to the Nob Hill station.

Mr. Paradise responded that he is not aware of the average volume for Nob Hill stations; stated he thinks of Costco in terms of a high-volume gas station; the current Nob Hill pricing is most likely promotional.

Councilmember deHaan inquired how many tankers are delivered to the Dublin Safeway gas station.

Mr. Paradise responded said station could have one and a half to two deliveries per day.

Councilmember deHaan inquired whether the proposed gas station would go over one tanker per day.

Mr. Paradise responded marketing research indicates the station would receive one tanker per day.

Councilmember deHaan requested verification on the delivery hours.

Deborah Kartiganer, Cassidy, Shimko, Dawson, Kawakami, stated the conditions of approval state that Safeway would not have trucks delivered to the site between 7:00 a.m. and 9:00 a.m. and 4:00 p.m. to 6:00 p.m. during the weekdays and between 11:30 a.m. and 1:30 p.m. on weekends.

Councilmember deHaan inquired when trucks are moved normally.

Mr. Paradise responded trucks are moved twenty-four hours per day; stated a load of fuel only leaves a terminal full for safety reasons; larger tanks provide a greater window [for delivery].

Councilmember deHaan inquired whether one of the mitigating factors was to signal the intersection.

The Supervising Planner responded in the affirmative; stated a traffic signal would be installed at the Trader Joe's driveway into the shopping center; the exit would be right turn only from the gas station onto Otis Drive; a mitigation measure requires monitoring of traffic flow for three to five years; the Applicant would need to turn traffic into a one-way flow through the gas station from the shopping center and back out to Otis Drive if there is a problem with cars backing out into Otis Drive and interfering with traffic; Omni Means felt that the driveway would flow fine without vehicles cueing out into Otis Drive.

Councilmember deHaan inquired what would be the cost for a signal at the intersection, to which the Supervising Planner responded approximately \$300,000 to \$350,000.

Councilmember deHaan inquired whether Safeway would be contributing to the funding.

The Supervising Planner responded Safeway's contribution would be based on the pro-rated share of traffic going through the intersection; stated the amount would depend on build out.

Councilmember deHaan inquired whether said contribution is in the agreement.

The Supervising Planner responded in the affirmative; stated the pro rated contribution is approximately 10% of the total trips at the intersection.

Councilmember deHaan inquired whether the rest [of the funding] would be contributed by the shopping center.

The Supervising Planner responded the shopping center is not required to contribute anything at this point; stated Safeway would contribute to the traffic signal cost if expansion is approved.

Vice Mayor Tam left the dais at 9:02 p.m. and returned at 9:04 p.m.

Mayor Johnson inquired whether allocations were set.

The Supervising Planner responded a new traffic signal was required

at the corner of Otis Drive and Park Street in 2003 when the proposed shopping center expansion went through the Planning Board; stated the shopping center contributed whatever their portion was at that time.

Councilmember deHaan inquired whether said requirement was in writing; stated the requirement would be triggered when the threshold is met because of the gas station or the shopping center regardless of the additional square footage.

The Supervising Planner responded the traffic study looked at all three scenarios; stated the left turn movement out of the shopping center onto Otis Drive during rush hour would fail the threshold using the City's threshold of significance under cumulative conditions in 2025; the gas station would be contributing to a significant impact at the intersection.

Councilmember Matarrese inquired whether the project [Safeway Gas Station] would require a signal without consideration of future expansion.

The Supervising Planner responded the threshold would be triggered within the next twenty years when the project is considered with other projects have been approved but not built, including the 112,000 square foot shopping center expansion approved by the Planning Board a couple of years ago, other projects such as the Chinese Christian School, and population growth of a half a percent per year; stated the threshold would not be met with the project [Safeway Gas Station] alone.

Councilmember Matarrese stated that new information has not been provided since the last Call for Review; a bio-diesel blend would be available; different fueling options will need to be considered in the next twenty years; the developer has done a great job in bringing quality stores to Alameda Towne Center; the proposed site is preferable to the previous gas station location.

Councilmember Matarrese moved adoption of the resolution denying the Appeal and Upholding the Planning Board's Approval of Planned Development Amendment PDA05-0001, Major Design Review DR05-0010, and Use Permits UP06-0003 and UP06-0014.

Mayor Johnson stated that she is not aware of another gas station that provides bio-diesel in Alameda; many people are enthusiastic about the gas station.

Vice Mayor Tam seconded the motion.

Under discussion, Vice Mayor Tam stated that she is very comfortable with the Planning Board's and community's thorough vetting of conditions placed on the project; the gas station would be an asset to the neighborhood; the City Council received a petition with 3,000 signatures supporting the replacement of a gas station in 2002 and 2003.

On the call for the question, the motion carried by the following voice vote: Ayes: Councilmember Matarrese, Vice Mayor Tam, and Mayor Johnson - 3. Abstentions: Councilmember deHaan - 1. [Absent: Councilmember Gilmore - 1.]

(07-374) Recommendation to approve the second amendment to the Contract for the use of HOME Funds between Alameda Development Corporation and the City of Alameda for Buena Vista Commons.

The Development Services Director gave a brief presentation.

Mayor Johnson inquired whether a construction schedule has been developed.

The Development Services Director responded construction would start within two weeks.

Mayor Johnson inquired when completion would be anticipated.

The Development Services Director responded twelve months; stated Alameda Development Corporation's (ADC's) portion would be completed sooner.

Mayor Johnson inquired whether milestones have been established for the sweat equity portion.

The Development Services Director responded Habitat for Humanities has screened the property owners; stated announcements would be sent out to engage the community's help to build the homes.

Councilmember Matarrese inquired whether Bob Haun would be managing the schedule for Habitat for Humanities and ADC.

The Development Services Director responded the general contractor is Habitat for Humanities; stated Mr. Haun would help in overseeing the project.

Councilmember deHaan inquired when the land was acquired.

The Development Services Director responded money was given to ADC to purchase the property in 2000.

Councilmember deHaan stated that the process has been long; Habitat for Humanities made the project happen; the partnership is great; inquired whether ADC could partner with Habitat for Humanities on other projects.

The Development Services Director responded the City always looks for future projects; stated the Community Improvement Commission (CIC) housing funds are committed for the next five to seven years.

Dan Lachman, ADC Executive Director, stated all necessary agreements have been completed between ADC and Habitat for Humanities; the project has taken longer than expected; Habitat for Humanities would be playing the role of co-developer and general contractor.

Councilmember deHaan inquired whether ownership guidelines have been developed, to which Mr. Lachman responded in the negative.

Councilmember deHaan inquired whether Habitat for Humanities' guidelines would be used.

Mr. Lachman responded Habitat for Humanities has selected four households that would be involved in the self-help portion; ADC would be selecting two moderate and two low-income buyers; a lottery would be conducted.

Councilmember deHaan moved approval of the staff recommendation.

Councilmember Matarrese seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember Gilmore - 1.]

ORAL COMMUNICATIONS, NON-AGENDA

(07-375) Dylan Saloner, Alameda, stated that Alameda Point should be developed as a car free community; more information can be obtained on his website carfreepoint.net.

(07-376) Nancy Schlegel, Alameda, stated her trash bins are blocked by recycling bins; requested help with the issue.

Mayor Johnson suggested that Ms. Schlegel contact the Public Works Director.

COUNCIL COMMUNICATIONS

(07-377) Consideration of Mayor's nominations for appointment to the Public Art Commission and Transportation Commission.

Mayor Johnson nominated Rod A. Arrants to the Public Art Commission and Nielsen Tam to the Transportation Commission.

(07-378) Vice Mayor Tam stated that she attended League of California Cities Executive Forum a couple of weeks ago; the League is requesting opposition to Assembly Bill 414 because the Bill requires that cities review fair share housing on non-residential zoned land in a uniform way with no exceptions to community uniqueness.

(07-379) Vice Mayor Tam stated she spoke to a Moraga City Councilmember who works for CalTrans; the Moraga City Councilmember suggested contacting the CalTrans Director to discuss the Webster Street and Posey Tube lighting issue.

(07-380) Vice Mayor Tam stated that a lot of cities are looking into Charter review; requested that staff provide Council with guidelines and parameters for forming a Charter Review Committee; the focus would be on cleaning up some of the language dating back to 1930 addressing the Secret Police Fund, Council compensation, meeting schedules, and the role of the Public Utilities Board.

(07-381) Vice Mayor Tam stated that she wished to publicly acknowledge the Friends of the Library and Library Foundation for having an incredibly successful fundraiser for public art on Sunday.

(07-382) Councilmember deHaan thanked the Planning and Building Director for providing feedback on the notification process; stated the guidelines are not adequate for Alameda Landing, the Northern Waterfront, and Alameda Point; better public notification is needed; requested feedback on additional ways to provide and expand notification.

(07-383) Councilmember Matarrese stated that he received an email from Congressman Stark's office regarding the Federal Drug Administration lab at Harbor Bay Business Park; the Commissioner has suspended immediate plans for closing the lab and consolidating labs; Alameda needs to continue to express interest in keeping the lab open and not consolidating labs because labs perform testing on incoming agriculture; adequate pharmaceutical and food protection

is important because of the recent increase in the Far East production of drug and food products without regulatory infrastructure; continued lobbying efforts would be very helpful.

Mayor Johnson concurred with Councilmember Matarrese; stated things come in from foreign countries that are not tested; problems are not discovered until after the fact; foreign product testing should be increased.

(07-384) Mayor Johnson stated that she attended the League of California Cities summer training session; encouraged Councilmembers to attend next year; stated Councilmember deHaan attended also.

(07-385) Mayor Johnson inquired whether the Emergency Operations Plan would be coming to Council in the spring.

The Assistant City Manager stated he thought the Plan would be coming to Council next year; he will get the exact date.

Councilmember Matarrese requested that information be provided on the rate limiting steps.

Mayor Johnson requested information on regional funding, how the funding is used, and whether funding comes to Alameda.

(07-386) Councilmember deHaan stated Council should express thanks for postponing the decision on the Harbor Bay Business Park lab; the desire to retain the lab should be emphasized.

(07-387) Councilmember deHaan stated that the Tube lighting should be completed by the end of the month.

The Assistant City Manager stated the first set of lights are expected to go in this week.

Mayor Johnson stated that staff should keep on eye on the matter.

(07-388) Councilmember deHaan stated that he attended the League of California Cities meeting; he took a side trip to Fort Ord with the City Manager.

(07-389) Councilmember deHaan stated Alameda Towne Center removed the recycling center for clothes; The Salvation Army and Goodwill are still available; grocery stores should be mandated to have on-site recycling if recycled materials are generated; suggested that staff review the matter.

Mayor Johnson stated that the issue should be broadened to provide the public with other recycling opportunities; staff should not be limited to just looking at shopping centers for recycling.

Councilmember deHaan stated recycling is being discouraged.

Vice Mayor Tam stated recycled material can be placed in the blue bins provided by Alameda County Industries (ACI).

Councilmember deHaan stated Alameda is not doing what should be done [to provide recycling centers].

Mayor Johnson stated staff should not limit where to look [for recycling center opportunities].

(07-390) Mayor Johnson requested that the Police Chief address the animal shelter issue.

The Police Chief stated a number of inquiries have been received regarding the animal shelter; animal welfare is the utmost priority; opportunities have come up to review practices; a report will be provided to Council within a month; a volunteer coordinator has been instituted.

Mayor Johnson requested that the report include information on listing animals on different pet adoption websites and walking hours.

Vice Mayor Tam inquired what is the volunteer to dog ratio.

The Police Chief responded four dogs were involved at the time of the animal shelter situation.

Vice Mayor Tam stated at one point the shelter had forty-three volunteers for eight dogs.

Mayor Johnson stated a lot of animals were at the shelter when the Naval Air Station closed; inquired whether the shelter has experienced a significant decline in the number of animals at the shelter.

The Police Chief responded information is still being gathered.

Mayor Johnson inquired whether said information would be included in the report, to which the Police Chief responded in the affirmative.

ADJOURNMENT

There being no further business, Mayor Johnson adjourned the Regular Meeting at 9:53 p.m.

Respectfully submitted,

Lara Weisiger
City Clerk

The agenda for this meeting was posted in accordance with the Brown Act.

MINUTES OF THE SPECIAL JOINT CITY COUNCIL AND
COMMUNITY IMPROVEMENT COMMISSION MEETING
TUESDAY- -AUGUST 7, 2007- -7:32 P.M.

Mayor/Chair Johnson convened the Special Joint Meeting at 10:34 p.m.

ROLL CALL - Present: Councilmembers/Commissioners deHaan, Matarrese, Tam, and Mayor/Chair Johnson - 4.

Absent: Councilmember/Commissioner Gilmore - 1.

MINUTES

(07-391CC/07-031CIC) Minutes of the Special Community Improvement Commission (CIC) Meeting held on July 17, 2007 and the Special Joint City Council, Alameda Reuse and Redevelopment Authority and CIC Meeting held on July 18, 2007. Approved.

Councilmember/Commissioner deHaan moved approval of the minutes.

Councilmember/Commissioner Matarrese seconded the motion, which carried by unanimous voice vote - 4. [Absent: Councilmember/Commissioner Gilmore - 1.]

AGENDA ITEM

(07-032CIC) Recommendation to review and approve the Civic Center Parking Garage Management and Operations Plan and Operating Budget.

The Development Services Director gave a brief Power Point presentation.

Commissioner Matarrese inquired what is the rationale for having free metered street parking and charging for garage parking during the holiday season.

The Development Services Director responded having a free day in the parking structure is different than bagging the meters; stated free garage parking would be provided for the first few weeks; the goal is to have a consistent policy.

Commissioner Matarrese stated that bagging the garage meters would be easy; he is glad that there will be an aggressive community

education process, particularly with the permitted spaces after 10:00 a.m. on the top floor.

Chair Johnson stated that parking fines are a lot lower in Alameda than other cities; increasing street fines versus structure fines and free holiday parking should be reviewed; a report should be brought back by mid-summer next year on opportunities for more permit parking; opportunities should be given for City employees and students to park in the parking structure if space is available.

Commissioner deHaan stated that he would like to have feedback on what other cities charge for metered parking.

The Development Services Director stated a mix exists within various cities; caution needs to be exercised to ensure people do not feel bad about the new experience [of using the parking structure].

Commissioner deHaan inquired what the hours of the two part-time enforcement officers would be.

The Development Services Director responded two officers would provide coverage six days per week between the hours of 9:00 a.m. and 5:00 p.m.

Commissioner deHaan inquired whether benefits would be provided, to which the Redevelopment Manager responded in the negative.

Commissioner deHaan inquired what is the annual meter revenue, to which the Business Development Manager responded approximately \$500,000.

Bill Smith, Alameda, discussed bicycle parking.

Pauline Kelley, Alameda, complimented staff and stated that she supports permitted parking.

Robb Ratto, Park Street Business Association (PSBA), stated that he supports the staff recommendation; enforcement is critical; habitual offenders should be fined heavily; the PSBA Board unanimously approved the parking plan with the provision that cameras be installed.

Commissioner Tam stated the Economic Development Commission report shows that there are four to six part-time parking enforcement

officers now; inquired whether anything can be done regarding people feeding the meters in back of the Beauty College before the parking structure opens; stated customers are prevented from using the spaces.

The Development Services Director responded students have a right to use the meters; stated efforts should be made to get the students to use the parking structure; other businesses' employees are feeding the meters also; enforcement is complicated.

The Police Lieutenant stated the Police Department is authorized to have five part-time technicians; one technician is assigned to abandoned vehicle abatement; two additional part-time technicians would increase enforcement work; tires are marked and citations are issued at the Beauty College; Alameda's parking fines are lower than other cities.

Chair Johnson inquired whether there is a rule for reissuing a ticket.

The Police Lieutenant responded a ticket can be reissued within two hours in a two-hour parking zone.

Chair Johnson stated the Beauty College students are not merchants and should not park at the Beauty College.

Commissioner deHaan inquired what is the cost of a ticket.

The Police Lieutenant responded tickets vary between \$17 and \$24.

Commissioner deHaan stated Bank of America's parking fine is \$45.

The Police Lieutenant stated Alameda's parking citations are approximately one-third of what other cities charge.

Commissioner Tam inquired what needs to be done to increase fines.

The Police Lieutenant responded increasing fines requires Council action.

Chair Johnson stated that parking structure fines should be lower to encourage use; street and surface parking fines should be increased.

Commissioner Tam stated that the Development and Disposition Agreement (DDA) stipulates that the parking rates would be fifty

cents per hour; Attachment 14 shows that the parking rate would be fifty cents per hour, and that the hourly charge would be kept current by reasonable adjustments for inflation, but with minimum adjustments in twenty-five cent increments; inquired whether opportunities would be available to review the parking rates beyond the period stipulated in the DDA.

The Development Services Director responded the referenced attachment stipulates the operating parameters in the first couple of years of operation; stated rates could be adjusted.

Commissioner Tam inquired whether there is any frequency limitation [to rate increases], to which the Development Services Director responded in the negative.

Commissioner Tam stated that Table 1 shows a net balance of \$255,281, which escalates to \$1,200,803 in 2027; occupancy is estimated at 45% to 50%; inquired whether said estimate would provide enough reserve funding; further inquired whether shortfalls exist; stated the existing parking revenue is subsidizing the garage; inquired whether the existing parking meter revenue is Citywide.

The Development Services Director responded in the affirmative; stated predominate collections are in the Park Street business area where there are more meters; the City would determine how to make payments in the future; the Brownfields Economic Development Initiative (BEDI) funds enter the cash flow in 2007 through 2009; different revenue sources come into the cash flow four to five years later; restructuring opportunities would be available; currently, a conservative approach is being taken where the debt service payment would have a coverage of \$1.25 million plus the fund balance; the debt could be covered by using the fund balance at a ratio of 2.0.

Commissioner deHaan stated the parking meter revenue was mandated to help establish additional parking by ordinance; inquired what is the gross parking meter revenue.

The Finance Director responded approximately \$500,000 per year.

Commissioner deHaan inquired whether any overhead is taken from the \$500,000.

The Development Services Director responded the net revenue would be provided.

Commissioner Tam stated parking revenue should help enhance parking in other business districts throughout the City; \$240,000 is estimated for daily parking and monthly permit revenue; inquired whether the revenue would go up proportionally if the rate is increased by twenty five cents, to which the Development Services Director responded in the affirmative.

Chair Johnson inquired how long the City is committed to only a twenty-five cent increase.

The Development Services Director responded forever; stated the increase could be more than twenty-five cents but never less; it would not be a problem to change to less than twenty-five cents.

Chair Johnson stated that an option might be to increase the street parking more than the parking structure; inquired whether opportunities are available to work with the Beauty College to ensure that students are not creating parking problems.

The Development Services Director responded what is good for Park Street will end up being good for the theater; stated opportunities would be available to discuss what the City is trying to accomplish; theater spaces need to be guaranteed.

Chair Johnson inquired when said discussions would take place.

The Development Services Director responded discussions could take place along the way.

Commissioner deHaan stated that he is having a hard time with fifty percent occupancy; the busy time would be between 12:00 p.m. and 5:00 p.m.

The Development Services Director stated summer and winter occupancies would be different.

Chair Johnson stated that morning parking is not easy to find on Park Street; adjustments can be made, such as the number of issued permits.

Commissioner Matarrese inquired whether there is a provision for a second elevator.

The Development Services Director responded a second elevator is not budgeted.

Commissioner Matarrese suggested that revenue for a second elevator be kept in mind.

Commissioner Matarrese moved approval of the staff recommendation.

Commissioner deHaan seconded the motion, which carried by unanimous voice vote - 4. [Absent: Commissioner Gilmore - 1.]

ADJOURNMENT

There being no further business, Mayor/Chair Johnson adjourned the Special Joint Meeting at 11:52 p.m.

Respectfully submitted,

Lara Weisiger, City Clerk
Secretary, Community Improvement
Commission

The agenda for this meeting was posted in accordance with the Brown Act.